



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Old Wesleyan Chapel, Garrison Lane, Hugh Town, St Mary's TR21 0JD  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2015

### **PERMISSION FOR DEVELOPMENT**

**Application No:** P/24/009/FUL                      **Date Application Registered:** 15th February 2024

**Applicant:** Mr Matthew Rogers  
Lunnon Farm  
Lunnon  
St Mary's  
Isles of Scilly  
TR21 0NZ

**Site address:** Lunnon Farm, Lunnon St Mary's Isles of Scilly TR21 0NZ  
**Proposal:** Erection of new agricultural building 9 metres wide x 18 metres long x 4.7 metres to top of pitch.

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**  
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**
- Plan 1 Location Plan, received 15.02.2024
  - Plan 2 Proposed Block Plan, received 15.02.2024
  - Plan 3 Proposed East and West Elevations 1-100, received 06.02.2024
  - Plan 4 Proposed East and West Elevations Dimensioned, received 06.02.2024
  - Plan 5 Proposed North and South Elevations, received 06.02.2024
  - Plan 6 Floor Plan, received 15.02.2024
  - Plan 7 Design and Access Statement, received 06.02.2024
  - Plan 8 Agricultural Justification, received 06.02.2024
  - Plan 9 Landscaping Scheme, received 15.02.2024
  - Plan 10 Site Waste Management Plan, received 06.02.2024
  - Plan 11 Sustainable Design Measures, received 06.02.2024

**These are stamped as Approved.**

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

- C3** The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.  
Reason: To safeguard the appearance of the building and the character of the area.
- C4** The agricultural barn, hereby permitted, shall be used solely for agricultural activities associated with Lunnon Farm and shall not be used or occupied separately or severed thereafter.  
Reason: To safeguard the amenities of the local area and to ensure that the outbuilding is used only in connection with the existing dwelling.
- C5** In the event external lighting is required as part of the use of the agricultural building, hereby approved, prior to installation, details of an external lighting scheme shall be submitted to, and approved in writing by, the Local Planning Authority. Any external lights shall be dark sky approved only, used with appropriate timer or sensor controls and be downlit or cowled. Thereafter the lighting shall be installed in accordance with the agreed details only.  
Reason: To protect the amenities of the locality, including those of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan (2015-2030).
- C6** No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.  
Reason: In the interests of protecting the residential amenities of the islands.

### Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 of the National Planning Policy Framework 2023.
2. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment or the submission of a full planning application for a revised scheme. Please discuss any proposed amendments with the Planning Officer. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here:  
[https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
3. This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project. You can contact Building Control for further advice or to make a building control application:  
[buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk).

Signed:



**Chief Planning Officer**

*Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.*

**DATE OF ISSUE:** 15<sup>th</sup> April 2024



# COUNCIL OF THE ISLES OF SCILLY

Planning Department  
Old Wesleyan Chapel, Garrison Lane, Hugh Town St Mary's TR21 0JD  
☎0300 1234 105  
✉planning@scilly.gov.uk

Dear Mr Matthew Rogers

## Please sign and complete this certificate.

This is to certify that decision notice: P/24/009/FUL and the accompanying conditions have been read and understood by the applicant: Mr Matthew Rogers.

1. **I/we intend to commence the development as approved:** Erection of new agricultural building 9 metres wide x 18 metres long x 4.7 metres to top of pitch at: Lunnon Farm Lunnon St Mary's Isles Of Scilly TR21 0NZ **on:** .....
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

**Name:** **Contact Telephone Number:**  
**And/Or Email:**

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.



# COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424455

✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

## **THIS LETTER CONTAINS IMPORTANT INFORMATION REGARDING YOUR PERMISSION – PLEASE READ IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW OF ANY PRE-COMMENCEMENT CONDITIONS**

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

### **Carrying out the Development in Accordance with the Approved Plans**

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any un-authorised work carried out may have to be amended or removed from the site.

### **Discharging Conditions**

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

**Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.**

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £43 per application
- Other permissions - £145 per application

### **Amendments**

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £43 for householder type applications and £293 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non-material if necessary.

### **Appealing Against the Decision**

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000.

Current appeal handling times can be found at: [Appeals: How long they take page](#).

## **Building Regulations**

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email [buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk) or by post at:

Building Control  
Cornwall Council  
Pydar House  
Pydar Street  
Truro  
Cornwall  
TR1 1XU

Inspection Requests can also be made online: <https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

## **Registering/Altering Addresses**

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

## **Connections to Utilities**

If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

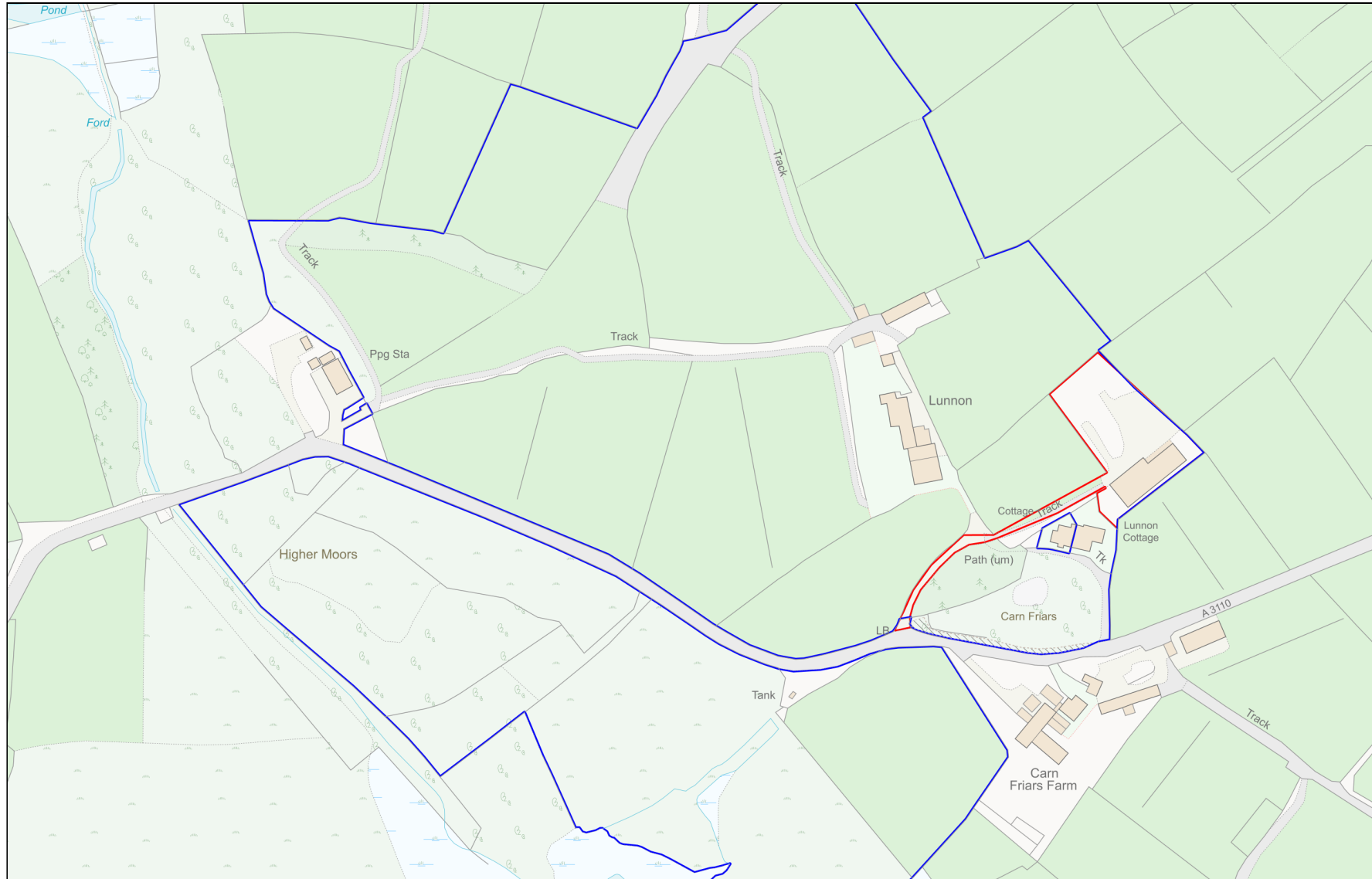
**Location Plan**

Site Address: Lunnon Farm, Carn Friars Lane, Lunnon, St Mary's, TR21 0NZ

**RECEIVED**  
By Liv Rickman at 10:07 am, Feb 15, 2024

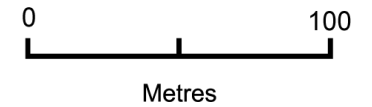
Date Produced: 14-Feb-2024

Scale: 1:2500 @A4



Planning Portal Reference: PP-12767074v2

**APPROVED**  
By Lisa Walton at 3:44 pm, Apr 15, 2024





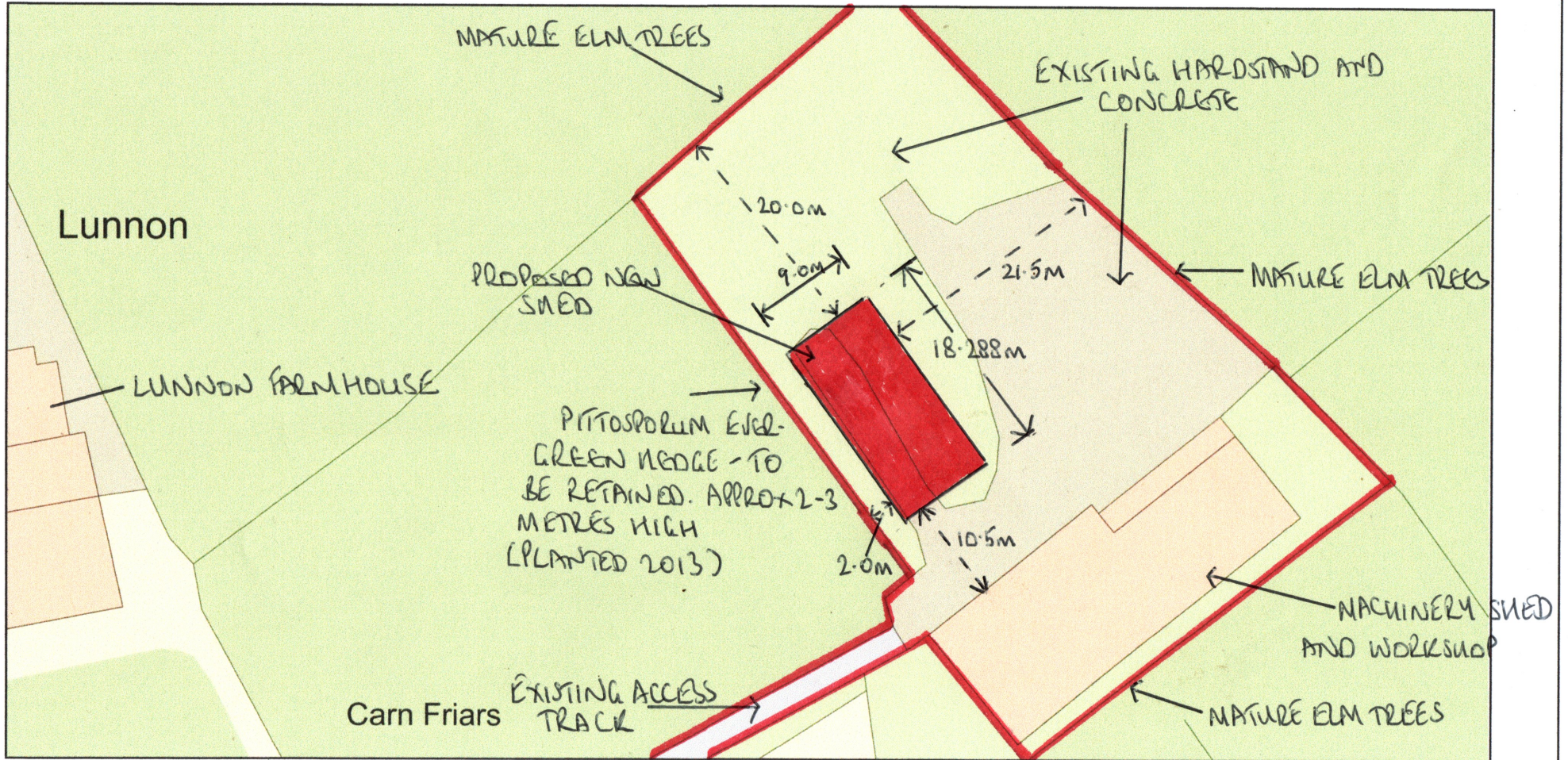
**RECEIVED**

By Liv Rickman at 10:02 am, Feb 15, 2024

Lunnon Farm Agricultural Shed

**APPROVED**

By Lisa Walton at 3:44 pm, Apr 15, 2024



Plan Produced for: Planning Department CIOS

Date Produced: 08 Feb 2024

Plan Reference Number: TQRQM24039104952509

Scale: 1:500 @ A4

© Crown copyright and database rights 2023 OS 100042766



LUNNON FARM - PROPOSED AGRI-SHED - SCALED AT 1:100

CORRUGATED FIBRE CEMENT ROOF

CLAD WITH LAPPED BOARDING

WEST ELEVATION

CLAD WITH LAPPED BOARDING

NORTH ELEVATION

CORRUGATED FIBRE CEMENT ROOF

OPEN-NO CLADDING

OPEN-NO CLADDING

OPEN-NO CLADDING

OPEN-NO CLADDING

EAST ELEVATION

CLAD WITH LAPPED BOARDING

SOUTH ELEVATION

**RECEIVED**

By Liv Rickman at 12:18 pm, Feb 06, 2024

**APPROVED**

By Lisa Walton at 3:45 pm, Apr 15, 2024

DRAWN BY MARTIN WOLERS 1:0 3/11/24

RECEIVED

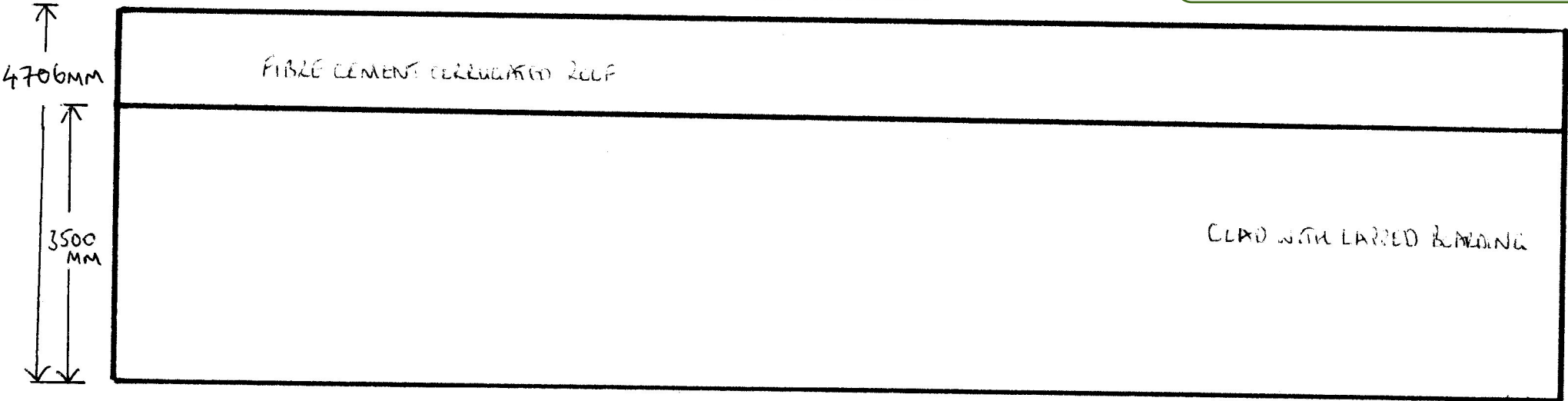
By Liv Rickman at 12:13 pm, Feb 06, 2024

LUNNON FARM - PROPOSED NEW AGRI-SUED-DIMENSIONS & E/W ELEVATIONS

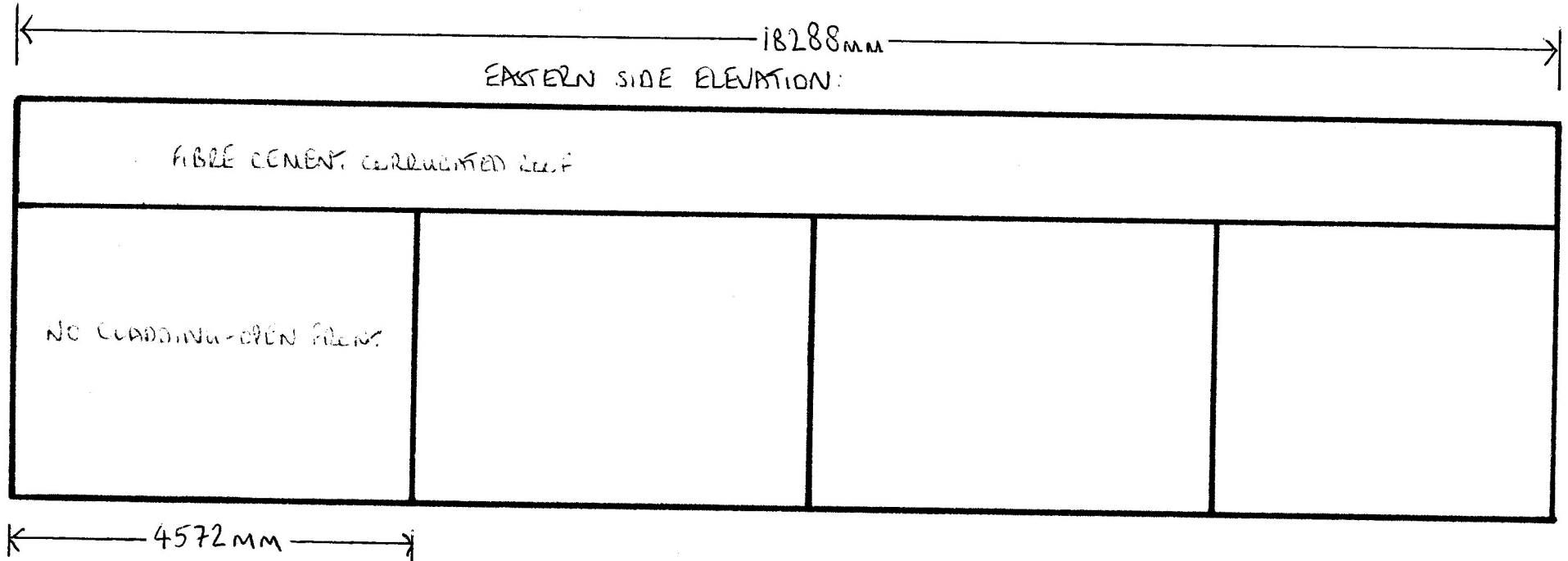
APPROVED

By Lisa Walton at 3:54 pm, Apr 15, 2024

WESTERN SIDE ELEVATION:



EASTERN SIDE ELEVATION:

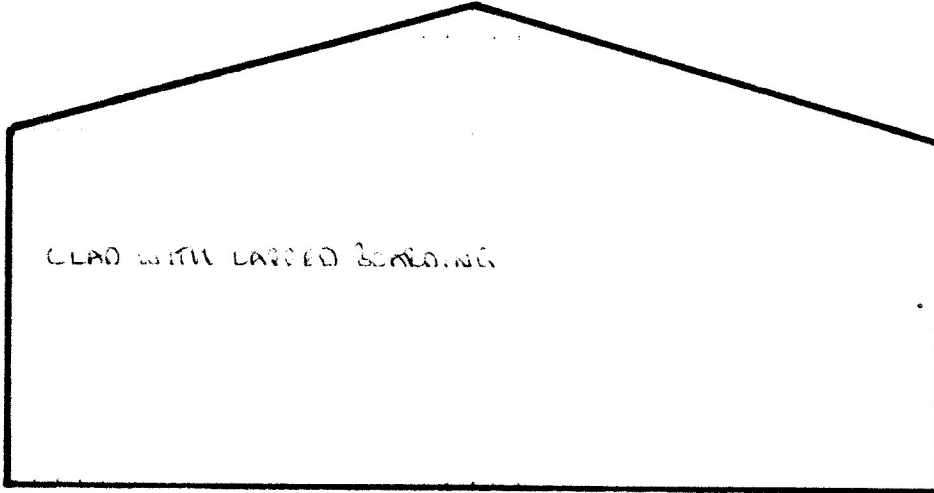


DRAWN BY: MATTHEW POWERS 1:0 31/1/24

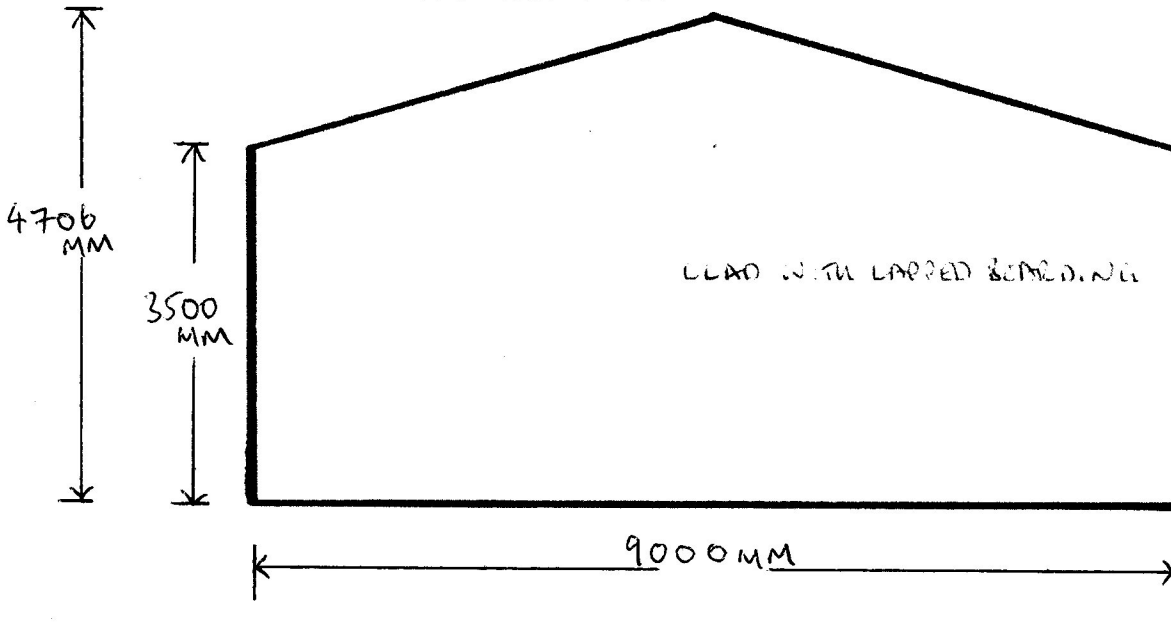
LUNNON FARM - PROPOSED NEW AGRI-SUED - DIMENSIONS & NIS ELEVATIONS

**APPROVED**  
By Lisa Walton at 3:55 pm, Apr 15, 2024

NORTHERN GABLE ELEVATION:



SOUTHERN GABLE ELEVATION:



**RECEIVED**  
By Liv Rickman at 12:19 pm, Feb 06, 2024

Drawn by: MATTHEW ROGERS 10 31/1/24

**RECEIVED**

By Liv Rickman at 10:15 am, Feb 15, 2024

**J. R. Stideford and Son** – Est 1887

Lunnon Farm, St. Mary's, Isles of Scilly TR21 0NZ

**APPROVED**

By Lisa Walton at 3:56 pm, Apr 15, 2024

Proposed New Agricultural Barn at Lunnon Farm

Floor Plan.

The proposal is for the erection of a new agricultural barn at Lunnon Farm, St. Mary's, within the current farmyard area, in order to better process increased numbers of both flower bulbs and stems. Full details of the rationale behind this are included within the Agricultural Justification document.

The main use of the shed as already discussed is the processing of bulbs in the summer months and flowers in the winter months. This will require two distinct floor plans for both seasons.

Summer Layout:

This will need to house the following equipment which is currently set up outside from April-September:

- Bulb Grader – 5 x 2 metres
- Barrel Cleaner – 5 x 2 metres
- Bulk hopper/ elevator 5 x 2 metres
- 2 x elevators 1.5 x 2 metres

A 1 metre space will be required between the walls and the machinery to facilitate maintenance.

The set-up is proposed as per the diagram included at the end of this document, which is a practical use of space for processing and also allows the storage of 62 pallets of bulbs at the northern end, which is enough space for the annual export quantity of bulbs.

Winter Layout:

This will need to house the following equipment which is currently set up in a smaller space away from the shed:

- Flower stem length grader 5 x 2 metres
- Dismantled bulb grading line as outlined above

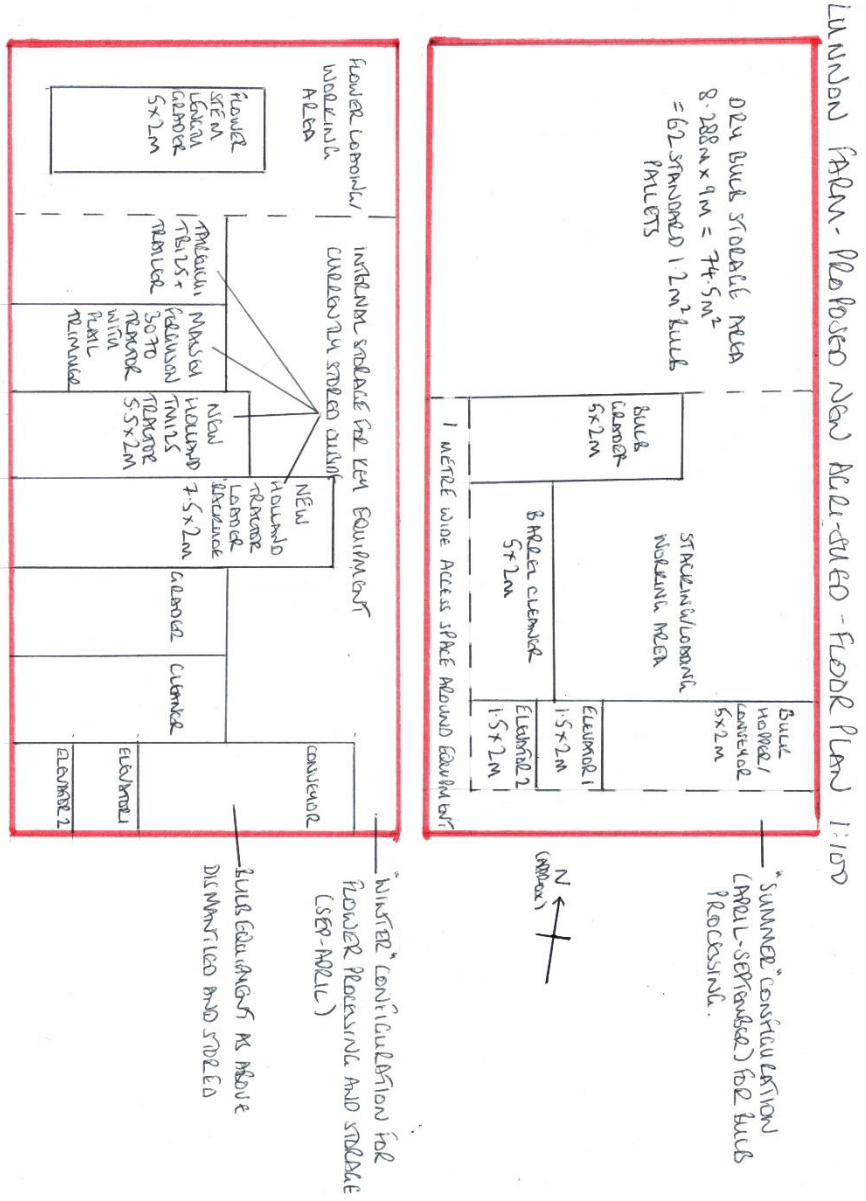
In addition to this, significant, valuable equipment is stored outside. It would be prudent to store this under cover to reduce depreciation, lower maintenance costs, improve business performance and environmental sustainability. This includes:

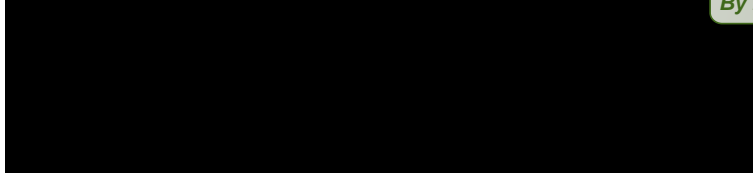
- New Holland Tractor/Loader/Backhoe 7.5 x 2m
- New Holland TM125 tractor
- Massey Ferguson 3070 tractor
- Takeuchi TB125 and trailer





All of this equipment fits well as per the diagram included at the end of this document, also allowing for enough working area to maximise productivity from the flower stem length grading machine.





Proposed New Agricultural Barn at Lunnon Farm

Design and Access Statement.

The proposal is for the erection of a new agricultural barn at Lunnon Farm, St. Mary's, within the current farmyard area, in order to better process increased numbers of both flower bulbs and stems. Full details of the rationale behind this are included within the Agricultural Justification document. A google image of the area is included below:



Design.

The design proposed for this shed is very much in keeping with other agricultural sheds erected on the Islands over the last 30+ years. A galvanised metal frame supporting a low pitched, corrugated fibre cement roof and clad in timber lapped boards is proposed, sited within the existing farmyard and screened well from public view by trees and shrubs on every side.

The proposed shed is 9 metres wide, 18.3 metres long, 3.5 metres to the eaves and 4.7 metres to the pitch, and clad on three sides, with the easterly aspect remaining open, away from the prevailing wind and weather. This allows for ease of access with machinery and equipment and also keeps the building open as a habitat for wildlife (especially birds) year round.

As well as fitting in well with other agricultural sheds on the Islands, the design echoes the existing machinery shed at Lunnon, which is sited just over 10 metres to the South of the



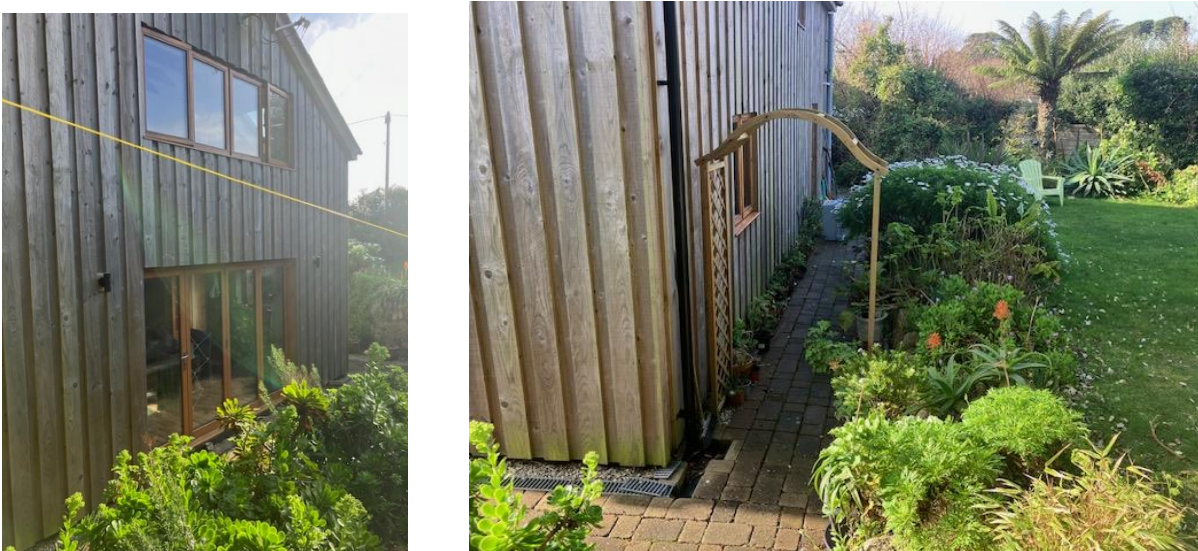
**J. R. Stideford and Son** – Est 1887  
Lunnon Farm, St. Mary's, Isles of Scilly TR21 0NZ



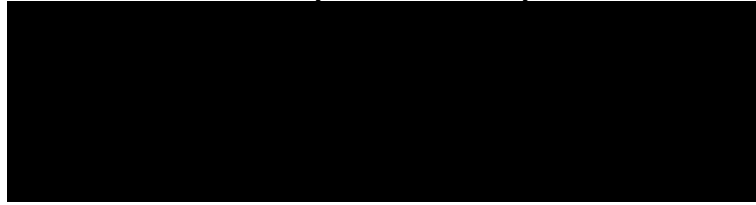
proposed new shed. This has a similarly designed galvanised frame, fibre cement roof and timber cladding as the proposed shed. This is well illustrated in the pictures below:



In addition to the agricultural sheds, the timber cladding also echoes the finish of the extension of Lunnon Farm cottage, some 30 metres to the South West as shown on the pictures below:



In addition to appearance, the design of a metal framed building is both highly practical and cost effective, as well as having strong sustainable credentials. A sturdy metal frame prevents the need for intrusive internal structural supports and allows for a large clear floor space. This is essential for the loading and processing of bulbs and flowers. In utilising a galvanised metal frame, it is anticipated that the life-span of the building would be significant.



Access:

Access to the proposed building will be over the existing access track as shown on the above google earth image to the south west. This track is a combination of hardcore, concrete and block paving and joins Carn Friars' Lane (the main road) approximately 150 metres to the south west of the proposed new building at the main entrance to Lunnon Farm.

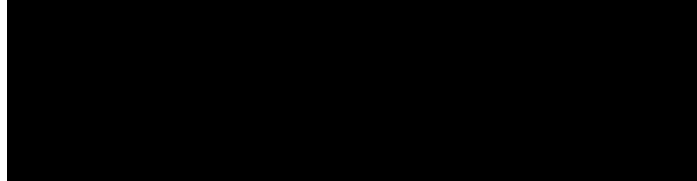
The track is suitable for all current traffic to and from the Farm.



**RECEIVED**  
By Liv Rickman at 11:58 am, Feb 06, 2024

**APPROVED**  
By Lisa Walton at 3:57 pm, Apr 15, 2024

**J. R. Stideford and Son** – Est 1887  
Lunnon Farm, St. Mary's, Isles of Scilly TR21 0NZ



Proposed New Agricultural Barn at Lunnon Farm

Agricultural Justification.

The proposal is for the erection of a new agricultural barn at Lunnon Farm, St. Mary's, within the current farmyard area, in order to better process increased numbers of both flower bulbs and stems, and store equipment and machinery.

Current Operation.

Lunnon Farm remains one of the last few active bulb and flower farms on the Islands, currently producing and exporting around three million flower stems annually each winter, and 30 tonnes of bulbs over the summer months. The agricultural element of the business supports at least six full time positions throughout the year and up to ten during the busier winter months. Although the Farm supports some diversified additional enterprises, the core of the business revenue is very much agricultural, with in excess of 82% of turnover being generated specifically from agriculture in the latest set of accounts.

The Rogers family have lived and worked in this area of St. Mary's for many generations; their ancestors were noted as farming at "Lower Normandy" (probably this site) in the 1651 Parliamentary Survey of the Islands and the part of the Farm in question is occupied under a 1986 Agricultural Holdings Act tenancy with succession rights.

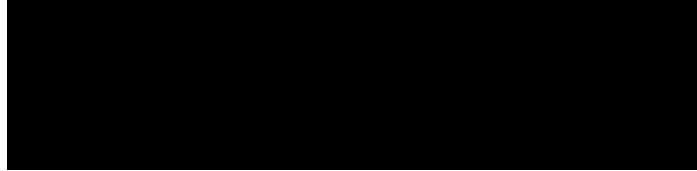
In recent years, both flower and bulb volumes have been increased to match demand, and this has been in parallel with additional emphasis on quality in order to command higher retail prices, and ensure the essential sales to supermarkets and other retailers are strengthened and increased. The Farm is one of the few local farms that is externally audited annually by GLOBAL GAP – an international body which examines and certifies good agricultural practice.

Despite an increase in output and production, the Farm is very much mindful of the environment and remains under Natural England's Higher Level Stewardship Scheme and Lunnon is one of the few farms locally whose environmental credentials are externally audited annually by the LEAF organisation (Linking Environment and Farming).

The Need.

Currently, over the summer months, the Farm lifts and processes approximately 70 tonnes of flower bulbs each year. Around 30-40 tonnes of these are planted back each year, and around 30 tonnes are exported to retailers and wholesalers, as well as some direct sales.

The processing line itself is a series of conveyors, a round cleaner followed by a grader which sorts the bulbs into size by circumference. The bulbs are then bagged at this point and stacked on a pallet.



It is essential for the bulbs to be kept dry whilst the processing is being undertaken – this includes bulbs being stored ready for processing, the processing itself and also the bulbs for re-sale post-processing, prior to shipment. Mostly, bulbs are stacked in half tonne loads on pallets; this means that there may be up to 140 pallets needing to be stored in the dry in addition to the area required for processing. If the bulbs get wet, it can mean they spoil and rot and are not saleable.

Because of this significant demand for dry storage areas for the processed bulbs, the actual grading process is currently being undertaken outside, as shown in the photos below:



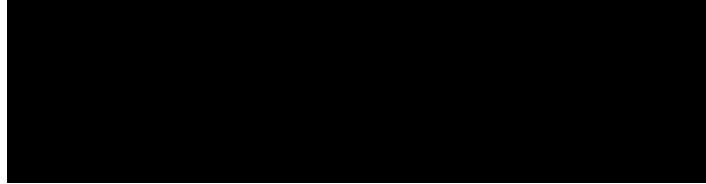


This is problematic for a number of reasons: firstly, grading cannot then take place during wet periods; secondly, unpredicted showers can spoil the bulbs; thirdly the expensive equipment (much of which is electrical) deteriorates rapidly outside in our damp climate.

A supporting letter from our largest bulb buyer (D R Simmonds) is included within this application, and discusses the buyer's need for dry and well processed bulbs.

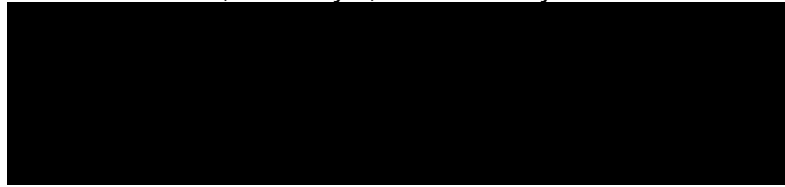
In addition to this, much of the bulbs for sale and export have to be stored in the machinery, equipment and workshop shed, which not only means other very expensive equipment has to be left outside during these months, it also means that maintenance and repair jobs are hard due to the lack of space, as shown by the pictures below:





To remedy these issues, it is therefore proposed that this new shed would house the bulb grading line and equipment, and enable this work to carry on regardless of the weather, and also the dry bulbs for processing and sale. The size and design of the proposed shed reflects this need.

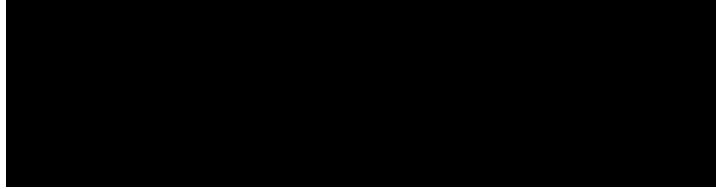




In the winter months, it is intended that a large flower length grading machine which is currently stored in the packing shed can be set up in the proposed building, freeing up much needed space. In addition to this, the shed would provide much needed additional winter storage for agricultural equipment, much of which is stored outside at present.

In summary, a new shed will help us to continue to expand our operation and provide important winter and summer employment, to improve the efficiency of our operation due to days lost to rain in the summer months, to continue to provide a mixed economy for the Islands, to improve the quality of the products we export and finally to reduce depreciation on expensive and specialist equipment.

**J. R. Stideford and Son** – Est 1887  
Lunnon Farm, St. Mary's, Isles of Scilly TR21 0NZ



Proposed New Agricultural Barn at Lunnon Farm

Landscaping Scheme.

The proposal is for the erection of a new agricultural barn at Lunnon Farm, St. Mary's, within the current farmyard area, in order to better process increased numbers of both flower bulbs and stems. Full details of the rationale behind this are included within the Agricultural Justification document.

The site has been the main farmyard for many years, and as such has been levelled and landscaped in the past. The surface currently consists of concreted areas and hardcore hardstands throughout.

Because the site is almost level, there is little need for any significant landscaping works. There is an approximate 300mm drop from the south to the north over the extent of the site, and a 150mm drop from the east to the west over the site's extent. Preparatory groundworks for the site will therefore be minimal, with an estimated 150mm hardcore/topsoil excavated from the high side and placed on the low side north to south and 75mm excavated and levelled east to west.

Because the shed's steel frame will bolt to a level concrete pad, there is no need for deep excavations; rather the concrete pad will sit on a low hardcore raft (approx. 150mm deep) which will be built up on the levelled ground. The finished floor height will match the existing profile of the area, and at this time, it is not envisaged that the concrete area would extend beyond the footprint of the building.

The yard has been re-profiled in the past in order to facilitate surface drainage towards existing drains and there is no intention to alter the general drainage pattern of the area.

**RECEIVED**  
By Liv Rickman at 12:03 pm, Feb 06, 2024

**J. R. Stideford and Son** – Est 1887  
Lunnon Farm, St. Mary's, Isles of Scilly TR21 0NZ

**APPROVED**  
By Lisa Walton at 3:59 pm, Apr 15, 2024

Proposed New Agricultural Barn at Lunnon Farm

Site Waste Management Plan.

The proposal is for the erection of a new agricultural barn at Lunnon Farm, St. Mary's, within the current farmyard area, in order to better process increased numbers of both flower bulbs and stems. Full details of the rationale behind this are included within the Agricultural Justification document.

Because there is no demolition or a significant need to re-profile the site prior to erection, waste from the construction of the proposed building will be minimal. Any resulting arisings will be reused on site. A U1 exemption covering the use of waste in construction is already registered for the site (WEX375437), covering for example, any re-use of materials or requirements to import hardcore.

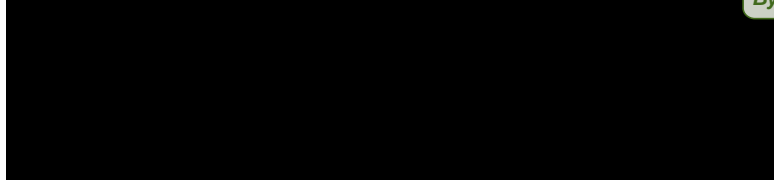
Metal framework and roofing sheets will be cut to size prior to delivery to site and therefore there will be no waste arising from these materials. Timber will be cut on site and any excess timber not used in this construction will be repurposed in other works or used as props on the yard.

Matthew Rogers is qualified under the Chartered Institute of Waste Management and will ensure that compliance is adhered to.

**RECEIVED**  
By Liv Rickman at 12:08 pm, Feb 06, 2024

**J. R. Stideford and Son** – Est 1887  
Lunnon Farm, St. Mary's, Isles of Scilly TR21 0NZ

**APPROVED**  
By Lisa Walton at 4:00 pm, Apr 15, 2024



Proposed New Agricultural Barn at Lunnon Farm

Scheme of Sustainable Design Measures.

The proposal is for the erection of a new agricultural barn at Lunnon Farm, St. Mary's, within the current farmyard area, in order to better process increased numbers of both flower bulbs and stems. Full details of the rationale behind this are included within the Agricultural Justification document.

The proposed building will incorporate a number of sustainable design features.

Firstly, the materials used are long lasting, and the metal frame will be galvanised to further enhance this and prolong the building's life. In addition, the cladding is timber and will be sourced from an FSC/ PEFC source, meaning it will be grown and harvested in a sustainable manner.

Rainwater will be partially harvested, using the current set-up at the Farm. At present, three 5,000 litre tanks are fed with rainwater from the shed roofs to use as irrigation where required and emergency fire-fighting should the need arise. This shed will feed into this system and will keep the tanks full during the drier months. Going forward, we are planning to utilise more water from the shed roofs for irrigation and crop treatment.

At present, approximately 60% of the entire Farm's power (including self-catering units) is generated by solar panels and excess power is battery stored for use during periods of reduced generation and increased consumption. This shed will be connected to this system. Often during the hot summer days, excess power is exported to the grid as demand is lower at this time; it is hoped that much of the grading and sorting equipment for the bulb processing will be driven by this excess power.

The westerly roof of the new structure will be considered in the future for additional solar panels as finance allows.